

**CITY OF DEXTER  
PLANNING COMMISSION  
REGULAR MEETING  
MONDAY, SEPTEMBER 6, 2016**

**I. CALL TO ORDER AND ROLL CALL:**

The meeting was called to order at 7:08 PM at the Dexter Senior Center located at 7720 Ann Arbor Street in Dexter, Michigan with roll call.

Matt Kowalski - ab  
Jack Donaldson -ab  
James Smith

Thomas Phillips -ab  
Alison Heatley  
Scott Stewart

Jim Carty  
Marni Schmid -ab  
Tom Stoner

Also present: Michelle Aniol, Community Development Manager; Carol Jones, Interim City Clerk; Laura Kreps, Carlisle Wortman; and Sara Pizzo and Yuchen Ding, Planning Interns.

Motion Carty; support Stewart to nominate Alison Heatley to chair the September 6 Meeting in the absence of the Chairman, Vice-Chair and Secretary.

Unanimous voice vote approval with Commissioners Donaldson, Kowalski, Phillips and Schmid absent.

**II. APPROVAL OF THE MINUTES**

1. Regular Meeting minutes – July 5, 2016
2. Special Meeting minutes – July 19, 2016

Motion Smith; support Stoner to approve the minutes of the Regular Meeting minutes of July 5, 2016 and the Special Meeting minutes of July 19, 2016 as presented.

Unanimous voice vote approval with Commissioners Donaldson, Kowalski, Phillips and Schmid absent.

**III. APPROVAL OF THE AGENDA**

Motion Smith; support Carty to approve the agenda with the addition of Discussion Item 9-B under New Business, Discussion of Building Heights in the Downtown.

Unanimous voice vote approval with Commissioners Donaldson, Kowalski, Phillips and Schmid absent.

#### **IV. PUBLIC HEARING(S)**

##### **A. NONE**

#### **V. PRE-ARRANGED PARTICIPATION**

Sara Pizzo and Yuchen Ding – Planning Interns

The interns have been working on the First Street Park Project and gave their report on their progress to date. They gave an overview of the park and reviewed safety issues from a discussion with Washtenaw County Sheriff Deputy Fox, a report from the Dexter Ringers and a report from the Parks & Recreation Commission. The interns listed their recommendations for improvements to First Street Park. Discussion followed.

#### **VI. REPORTS**

##### **A. Chairman Report – Matt Kowalski**

None

##### **B. Planning Commissioners and Council Ex-Officio Reports**

Commissioner Smith:

- City Council did have a discussion about sidewalks and the intent of the sidewalk ordinance on new builds in old town Dexter. Discussion followed.
- City Council will meet at 6 PM on September 12 with Scio Township and Jim Haeussler of Peters Building to discuss the property at the [south](#) edge of the City. Discussion followed.

##### **C. Community Development Office Reports – Michelle Aniol**

Ms. Aniol submits her report as per [parkerpacket](#). Ms. Aniol gave the following updates and answered questions:

- Highlighted the Visual Primer for Social Impact Design included in the packet.
- Comment from Commissioner Smith – The property at the corner of Hudson and Forest is now listed For Sale by Owner.
- Question – What about the Strawberry Alarm Clock? (The Special Use for the property expired on July 25 of this year. The Site Plan has another year, until July 25, 2017, to be in effect.)

#### **VII. CITIZENS WISHING TO ADDRESS THE COMMISSION**

None

#### **VIII. OLD BUSINESS**

**A. Amendments to the Zoning Ordinance** – Review and discuss draft amendments to Article 19, Planned Unit Development District.

Ms. Kreps explained the areas of concern in Article 19 which need a re-look. More supplemental information will be provided at the next Planning Commission meeting.

**IX. NEW BUSINESS**

**A. Discussion regarding Article 3, Section 3.17 Fences**

Ms. Aniol highlighted Section 3.17 on Fences with the proposed change that would require a property survey for any fence installed. Discussion followed and item will come back to Planning Commission next month.

**B. Discussion of Building Heights in the Downtown**

Ms. Aniol reported that the redevelopment project at 3045 Broad Street has proposed to construct a four-story building on the site along with another building at three-stories. Ms. Aniol asked for Commissioner comment's on the use of a four-story building as currently that is not the code for the downtown. Discussion followed and item will come back to Planning Commission next month.

**X. PROPOSED BUSINESS FOR NEXT AGENDA**

**A. Regular Meeting, Monday, October 3, 2016:**

1. Grandview Commons PUD Final Site Plan

**XI. CITIZENS WISHING TO ADDRESS THE COMMISSION**

None

**XII. ADJOURNMENT**

Motion Carty; support Smith to adjourn at 8:51 PM.

Unanimous voice vote approval with Commissioners Donaldson, Kowalski, Phillips and Schmid absent.

**XIII.COMMUNICATONS**

None

Respectfully submitted,

Carol J. Jones  
Interim Clerk, City of Dexter

Approved for Filing: October 3, 2016, as amended